

E. NEW BUSINESS

- 2. Ordinance 2026-28: Authorizing the sale of certain parcels owned by the Kenai Peninsula Borough via live public outcry/simulcast online auction followed by a secondary online-only auction.**

Kenai Peninsula Borough

Planning Department – Land Management Division

MEMORANDUM

TO: Ryan Tunseth, Assembly President
Members, KPB Assembly

THRU: Peter A. Micciche, Mayor *PM*
Robert Ruffner, Planning Director *RR*
Aaron Hughes, Land Management Officer *AH*

FROM: Jennifer Shields, Land Management Agent *JS*

DATE: July 23, 2026

RE: Ordinance 2026-_____, Authorizing the Sale of Certain Parcels Owned by the Kenai Peninsula Borough Via Live Public Outcry/Simulcast Online Auction Followed by a Secondary Online-Only Auction (Mayor)

The Kenai Peninsula Borough (KPB) Land Management Division has identified certain parcels of land that are surplus to KPB needs. Attached are maps showing the location of each parcel. Minimum sale prices, termed reserve amounts, are proposed to be set at the estimated fair market value as determined through consultation with the KPB Assessing Department.

The live public outcry/simulcast online auction is proposed for October 10, 2026, in the KPB Assembly Chamber. A sale brochure will identify the sale parcels and provide a brief explanation of the auction and subsequent closing process. Notice of the land sale will be published in accordance with KPB 17.10.110, and the auction brochure will be made available on the KPB Land Management Division's land sale website. The ordinance provides a framework to reschedule the auction in the event that the live auction date is cancelled, and would authorize a secondary online-only auction land sale of those parcels not sold in the live auction.

An exception to the classification of the parcels to be disposed of by this ordinance is provided, since classifying land uses for surplus, disposed land does not serve a useful purpose in guiding future management decisions of KPB-owned lands.

In recognition of the need to promote affordable land purchase and housing development opportunities for KPB residents, the ordinance designates seven (7) parcels as eligible to participate in the Land Affordability Program (LAP) as authorized by Ordinance 2025-09. The LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings.

The KPB Planning Commission will hold a public hearing regarding the proposed land sale on August 10, 2026, and will forward its recommendation to the Assembly.

Your consideration is appreciated.

Introduced by:	Mayor
Date:	08/04/26
Hearing:	08/18/26
Action:	
Vote:	

**KENAI PENINSULA BOROUGH
ORDINANCE 2026-__**

**AN ORDINANCE AUTHORIZING THE SALE OF CERTAIN PARCELS
OWNED BY THE KENAI PENINSULA BOROUGH VIA LIVE PUBLIC
OUTCRY/SIMULCAST ONLINE AUCTION FOLLOWED BY A
SECONDARY ONLINE-ONLY AUCTION**

- WHEREAS,** the Kenai Peninsula Borough (KPB) has title to the parcels listed in Section 2 of this ordinance; and
- WHEREAS,** these parcels have been reviewed by KPB, the School District, KPB administrative departments, service areas, affected cities, Advisory Planning Commissions, and the KPB Planning Commission; and
- WHEREAS,** the parcels are surplus to KPB needs; and
- WHEREAS,** the parcels listed in Section 3 of this ordinance were acquired through tax foreclosure and retained for public purposes; and
- WHEREAS,** this ordinance enacts an exception to the requirement under KPB 17.10.090 that KPB-owned lands are classified prior to disposal; and
- WHEREAS,** pursuant to KPB 17.10.080(A) the purposes served through classification include review, plan implementation, and management of KPB-owned land or resources; and
- WHEREAS,** classification is not zoning and classification of land pursuant to KPB 17.10.080, does not run with the land, and does not restrict land use after disposal; therefore, classification for the sole purpose of disposal may only confuse buyers, create unnecessary conflict for neighboring land owners, and does not accomplish the code purposes classification aims to provide; and
- WHEREAS,** pursuant to KPB 21.04.010, land outside of municipal zoning districts is deemed as the rural zoning district, whereby regulation of land use shall be unrestricted except as otherwise provided in Title 21; and
- WHEREAS,** the Assembly enacted Ordinance 2025-09 to create a Land Affordability Program (LAP) which provides an opportunity for qualifying participants to purchase certain residential properties identified as "LAP Eligible" under an approved sale ordinance; and

WHEREAS, LAP is designed to support residential development and homeownership while maintaining and ensuring a competitive bid process for authorized KPB land sale offerings; and

WHEREAS, the parcels listed in Section 5 of this ordinance have been deemed eligible to participate in the LAP; and

WHEREAS, the KPB Planning Commission at its regularly scheduled meeting held on _____, 2026, and recommended _____.

NOW, THEREFORE, BE IT ORDAINED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH:

SECTION 1. That this is a non-code ordinance.

SECTION 2. That the parcels listed below are authorized for sale at a minimum of the reserve amounts listed.

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
01713003	3.87	LOT FIFTEEN (15), SECTION 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO THE SUPPLEMENTAL PLAT ACCEPTED BY THE UNITED STATES, DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C., ON MARCH 18, 1953; AND FURTHER DEPICTED ON THE RECORD OF SURVEY, SURVEY OF STATE LAND, DNR FILE NUMBER 58-7, SERIALIZED AS EPF 580007, FILED IN THE KENAI RECORDING DISTRICT ON AUGUST 8, 1969, AS PLAT NO. K-1637, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 01713003)	Salamatof	\$100,000
02533008	5.24	LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)	Gray Cliff	\$20,000
02544718	7.40	LOT TWO HUNDRED FORTY-FIVE (245), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02544718)	Moose Point	\$37,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
04938045	0.24	LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)	City of Kenai	\$25,000
04938046	0.28	LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)	City of Kenai	\$26,000
05503503	1.35	LOT THREE (3), BLOCK ONE (1), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503503)	Kalifornsky	\$52,000
06301164	9.12	TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)	Sterling	\$119,000
11907106	2.02	LOT THIRTEEN B (13B) OF U.S. SURVEY 3306, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 24, 1955. (KPB PIN 11907106)	Cooper Landing	\$180,000
11907155	2.44	LOT EIGHTEEN (18), BIRCH AND GROUSE RIDGE SUBDIVISION, ACCORDING TO PLAT NO. 2004-14, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11907155)	Cooper Landing	\$185,000
12516010	0.81	LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)	Crown Point	\$70,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
13301049	2.41	LOT ONE (1), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301049)	Kasilof	\$145,000
13301050	2.81	LOT TWO (2), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301050)	Kasilof	\$145,000
16905102	0.51	LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)	Anchor Point	\$30,000
16913228	13.64	THE SW¼ SE¼ SE¼ AND THAT PORTION OF THE W½ SE¼ SE¼ SE¼ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)	Anchor Point	\$44,000
17908012	2.50	GOVERNMENT LOT THIRTEEN (13), SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MAY 26, 1952. (KPB PIN 17908012)	City of Homer	\$125,000
19209106 AND 19209108	0.28	LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)	City of Seldovia	\$75,000

Parcel No.	Acres	Legal Description	General Location	Reserve Amount
19326114	8.77	LOT TWO (2), BLOCK SIX (6), MARINERS WALK SUBDIVISION CORRECTED PLAT, ACCORDING TO PLAT NO. 86-75, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19326114)	Bear Cove (Kachemak Bay)	\$35,000

SECTION 3. That the parcels listed below were obtained by KPB through prior tax foreclosure actions and retained for a public purpose. In accordance with provisions of AS 29.45.460, the Assembly finds that a public need no longer exists for these parcels. The parcels listed below have been retained by KPB in excess of ten (10) years.

Parcel No.	Acres	Legal Description	General Location	Prior Owner
02533008	5.24	LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)	Gray Cliff	\$20,000
19209106 AND 19209108	0.28	LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)	City of Seldovia	\$75,000

SECTION 4. That the Assembly makes an exception to KPB 17.10.090 requiring classification prior to disposal. This exception is based on the following findings of fact pursuant to KPB 17.10.230:

1. That special circumstances or conditions exist.
 - a. The parcels to be disposed of are deemed surplus to borough needs, thereby eliminating the need for a borough management plan for those lands.
 - b. KPB 17.10.130(D) requires that land shall be conveyed without deed restrictions.

- c. Local option zoning is available when the borough is marketing subdivision land with a development plan for future land use.
- 2. That the exception is necessary for the preservation and enjoyment of a substantial property right and is the most practical manner of complying with the intent of this chapter.
 - a. Classification of surplus land to be disposed of would place land use restrictions on land that the borough will not have management responsibility over once conveyed.
 - b. The preservation of a substantial property right is not applicable to this case; the considerations under this ordinance as to the management of the land are substantially similar to classification thereby being a practical manner of complying with the intent of classification.
- 3. That the granting of the exception will not be detrimental to the public or injurious to other property in the area.
 - a. Classifying land uses for surplus land to be disposed of does not serve a useful purpose in guiding future borough management decisions.

SECTION 5. That the parcels listed below are hereby designated as eligible to participate in the Land Affordability Program (LAP) enacted by Ordinance 2025-09.

Parcel No.	Acres	Legal Description	General Location	LAP Eligible
04938045	0.24	LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)	City of Kenai	\$25,000
04938046	0.28	LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)	City of Kenai	\$26,000
05503503	1.35	LOT THREE (3), BLOCK ONE (1), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503503)	Kalifornsky	\$52,000

Parcel No.	Acres	Legal Description	General Location	LAP Eligible
06301164	9.12	TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)	Sterling	\$119,000
12516010	0.81	LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)	Crown Point	\$70,000
16905102	0.51	LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)	Anchor Point	\$30,000
16913228	13.64	THE SW¼ SE¼ SE¼ AND THAT PORTION OF THE W½ SE¼ SE¼ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)	Anchor Point	\$44,000

SECTION 6. That the method of disposal will be by live public outcry/simulcast online auction pursuant to KPB 17.10.100(B) followed by an online-only auction. The date of the live auction will be October 10, 2026. The auction will be held at the KPB Assembly Chamber or other such advertised location. A secondary online-only auction will be conducted for those parcels not sold as part of the live auction. The secondary online-only auction is to run a minimum of two weeks beginning not later than November 2, 2026.

SECTION 7. That the Mayor is hereby authorized to remove any or all of the proposed land sale offerings for any reason, including real estate market conditions, at any time prior to the date of the live auction and/or the secondary online-only auction. The Mayor may cancel the sale of any property at any time without recourse if it is in the best interests of the borough upon a determination that fraud or collusion undermined the integrity of the sale.

SECTION 8. That in the event the administration is unable to proceed with the live auction on the designated date, the administration will reschedule the live auction and subsequent secondary online-only auction not later than 90 days from the date designated in this ordinance. In the event the dates designated in Section 6 are

cancelled and an alternative date is rescheduled, then such sale date and location will be re-advertised for at least 30 days prior to the sale, consistent with the original advertisement.

- SECTION 9.** That all parcels will be conveyed by quitclaim deed. Title insurance in the form of a lenders policy of title insurance must be obtained for all KPB-financed sales. All title insurance and closing fees are at the buyer's expense. Title insurance must show the condition of title and no unsatisfied judgments or liens against the buyer at the time of closing, the latter of which shall also be verified by the buyer prior to closing. In the event a title report showing an acceptable condition of title cannot be obtained by seller, then either the buyer or KPB may elect to terminate the purchase agreement, in which case all monies on deposit will be refunded to the buyer. For KPB financed sales, buyers must execute a release authorizing KPB to obtain a credit report on the said buyers.
- SECTION 10.** That KPB will reserve all right, title and interest in and to all unreserved subsurface mineral rights, if any, together with the right to the future extraction of those rights.
- SECTION 11.** That upon successful sale at auction, the buyer/bidder will enter into an agreement to acquire subject parcel. A down payment of 10 percent of the sale price, or \$1,500.00, whichever is greater, shall be deposited with KPB or its designee and the applicable terms and provisions of KPB 17.10.120 and KPB 17.10.130 shall apply, except that KPB shall retain the down payment, up to \$1,000, if the prospective buyer breaches a term of the sale.
- SECTION 12.** That auction records will contain first and second position bid amounts for each property. In the event the first position bidder is unable to perform, the property will be offered for sale to the second position bidder for the amount of the bid, provided that the bid amount is in excess of the established reserve. A first place bidder who fails to perform on the purchase is prohibited from bidding on any KPB land sale for a period of three years from the date of the auction.
- SECTION 13.** That the Assembly authorizes the use of seller financing as a payment option for purchasers for all lands authorized for sale under this ordinance. Terms of the seller financing shall be as required in KPB 17.10.120.
- SECTION 14.** That the Mayor is authorized to sign any documents necessary to effectuate this ordinance.
- SECTION 15.** If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances will not be affected.
- SECTION 16.** That this ordinance shall be effective immediately.

**ENACTED BY THE ASSEMBLY OF THE KENAI PENINSULA BOROUGH THIS * DAY
OF *, 2026.**

Ryan Tunseth, Assembly President

ATTEST:

Michele Turner, MMC, Borough Clerk

Yes:

No:

Absent:



KENAI PENINSULA BOROUGH Land Management



2026 General Land Sale - Vicinity Map



The information depicted hereon is for a graphical representation only of best available sources.
The Kenai Peninsula Borough assumes no responsibility for any errors on this map.



MINIMUM BID: \$100,000

Acres: 3.87

Legal Description: LOT FIFTEEN (15), SEC. 23, TOWNSHIP 6 NORTH, RANGE 12 WEST, SEWARD MERIDIAN, STATE OF ALASKA, ACCORDING TO THE SUPPLEMENTAL PLAT ACCEPTED BY THE UNITED STATES, DEPT OF THE INTERIOR, BUREAU OF LAND MGMT IN WASHINGTON, D.C. ON MARCH 18, 1953; AND FURTHER DEPICTED ON THE RECORD OF SURVEY, SURVEY OF STATE LAND, DNR FILE NUMBER 58-7, SERIALIZED AS EPF 580007, FILED IN THE KENAI RECORDING DISTRICT ON AUGUST 8, 1969 AS PLAT NO. K-1637, KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA.

Topography: Nearly level lot with an abrupt steep bluff edge on the west side.

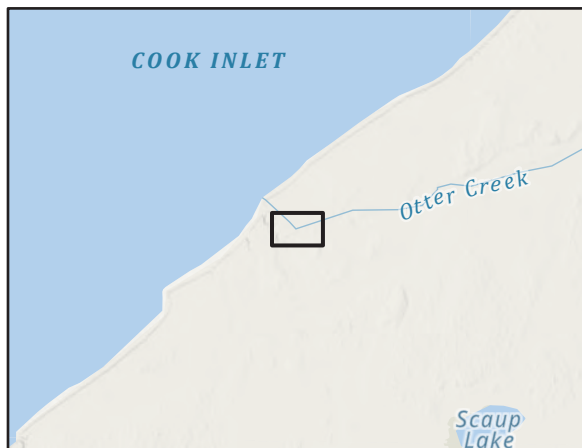
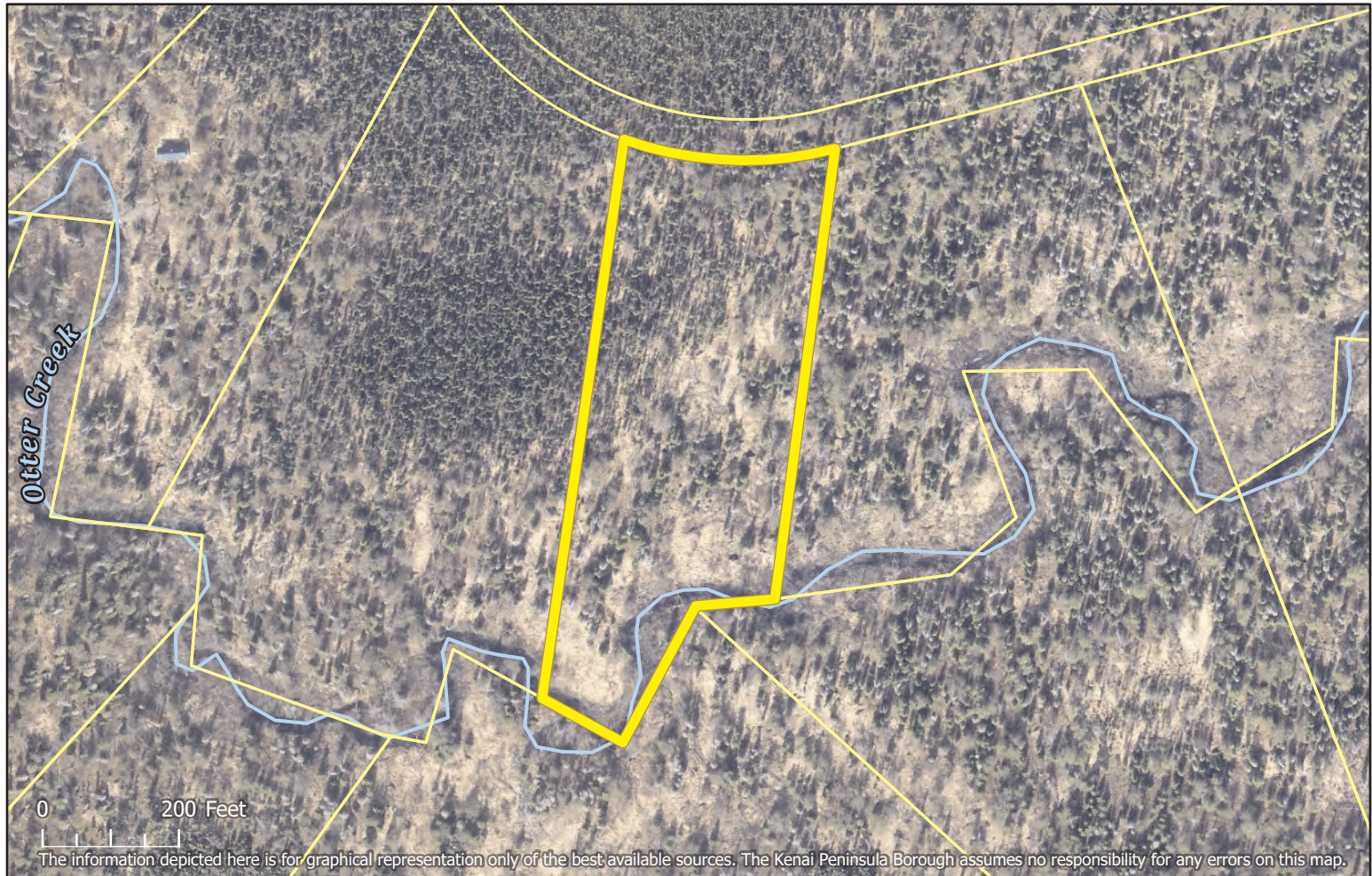
Special Features: Bluff lot north of Kenai with waterfront views of the Cook Inlet.

Disclosures: Subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters, a 50-foot wide public access easement exists upland of and adjoining the ordinary high water mark of all public waters and mean high water marks of all tidal shores. A 60-foot wide Public Access and Utility Easement exists along the eastern portion of the lot, per ADL 229788 as shown on Plat KN 2012-67 and recorded in document KN 2013-002321-0.

Access: Potential access may be by way of the Kenai Spur Highway to Veco Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and natural gas utilities are available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$20,000

Acres: 5.24

Legal Description: LOT TWO HUNDRED THIRTY-THREE (233), GRAY CLIFF SUBDIVISION, ACCORDING TO PLAT NO. 82-80, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02533008)

Topography: Sloping lot with a mixed stand of spruce and birch.

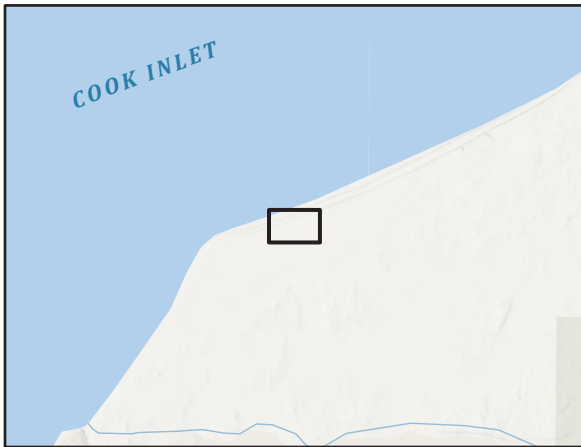
Special Features: The southern end of the lot contains a section of Otter Creek, an anadromous waterbody.

Disclosures: Subject to a 50-foot wide public access easement from the Ordinary High Water Line of each side of Otter Creek. Also subject to the KPB Anadromous Waters Habitat Protection District. The property was conveyed to KPB by Clerks Deed in 1992 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Property corners have not been located. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs. Conveyance deed will expressly reserve mineral rights to KPB.

Access: Potential access may be by the platted North Kenai Road to the undeveloped Warmwood Drive right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: No utilities are available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$37,000

Acres: 7.4

Legal Description: LOT TWO HUNDRED FORTY-FIVE (245), MOOSE POINT SUBDIVISION, ACCORDING TO PLAT NO. 84-65, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 02544718)

Topography: Sloping lot with an abrupt steep bluff edge on the northwest side.

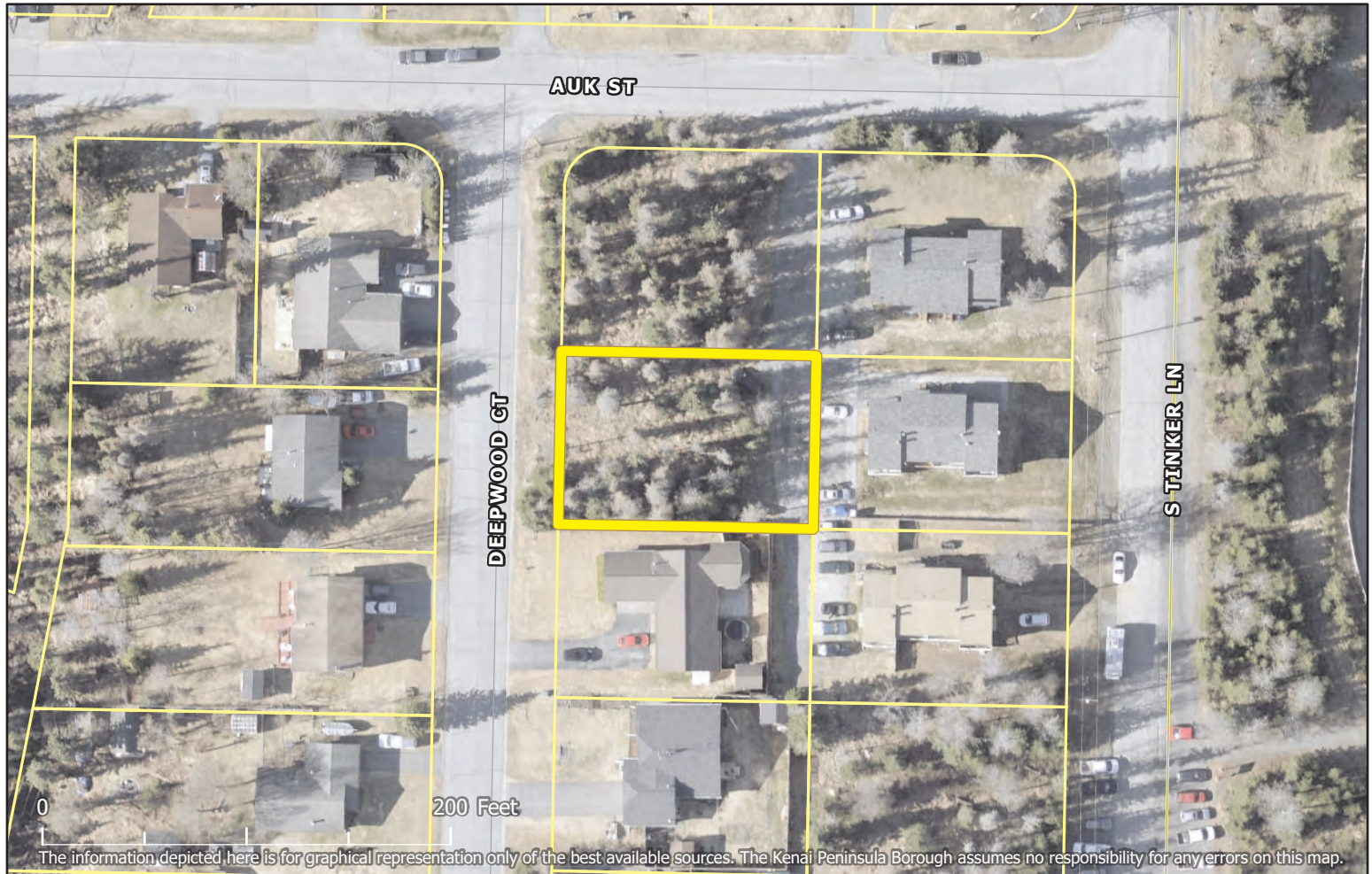
Special Features: Platted bluff lot northwest of Nikiski with waterfront views of the Cook Inlet.

Disclosures: Remote lot. Subject to existing pipeline easements along the southeastern property line, per the subdivision plat.

Access: Potential access may be by the platted, undeveloped North Kenai Road right-of-way. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: No utilities are available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$25,000

Acres: 0.24

Legal Description: LOT FIFTEEN (15), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938045)

Topography: Level lot with a mixed stand of spruce and birch.

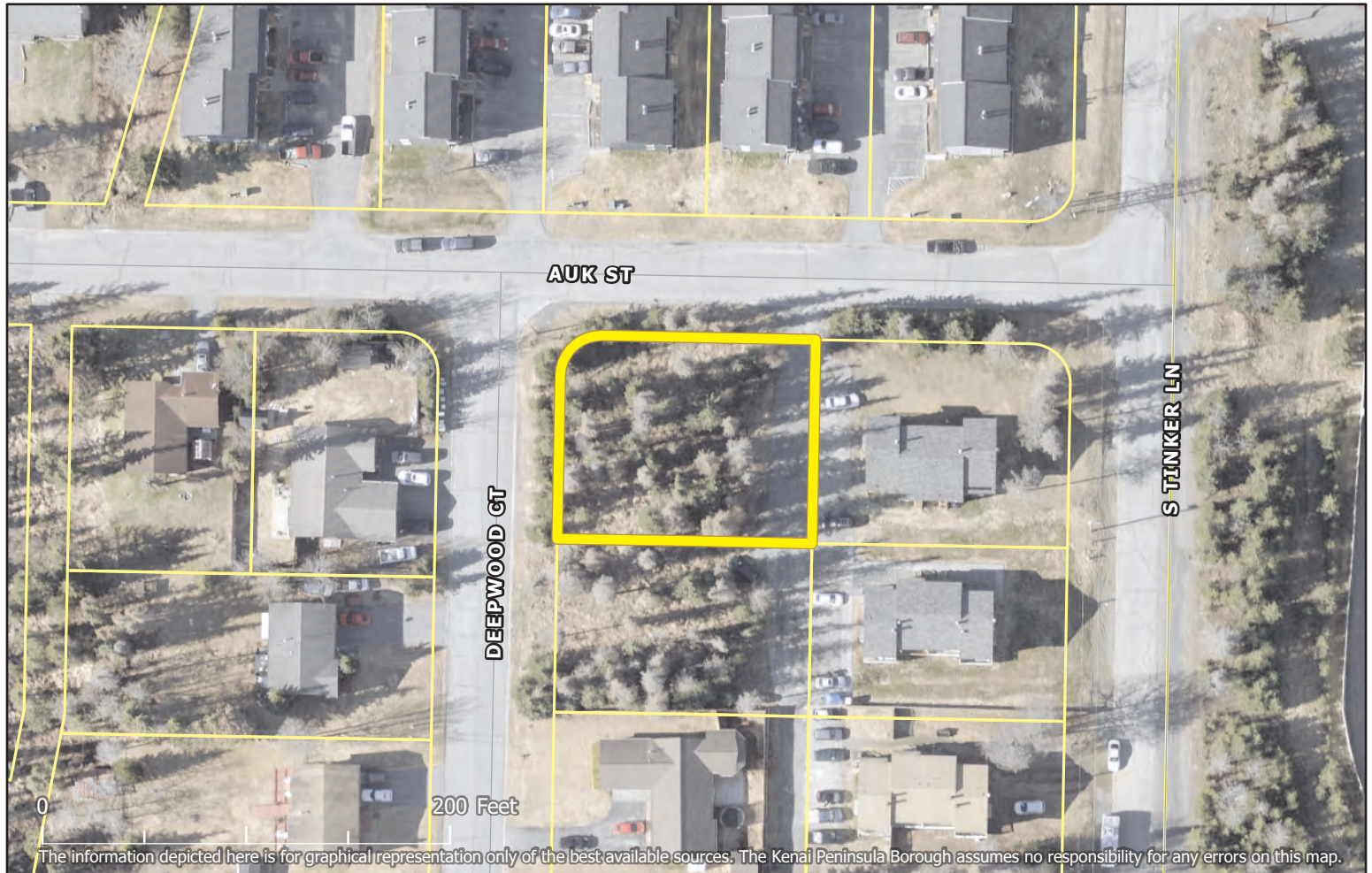
Special Features: Platted lot within the City of Kenai.

Disclosures: Lot is within the City of Kenai Suburban Residential (RS) Zoning District.

Access: Potential access may be by way of N. Tinker Lane and Auk Street to Deepwood Court. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: City of Kenai water and sewer service. Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$26,000

Acres: 0.28

Legal Description: LOT SIXTEEN (16), BLOCK THREE (3), DEEPWOOD PARK SUBDIVISION AMENDED, ACCORDING TO PLAT NO. 84-158, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 04938046)

Topography: Level lot with a mixed stand of spruce and birch.

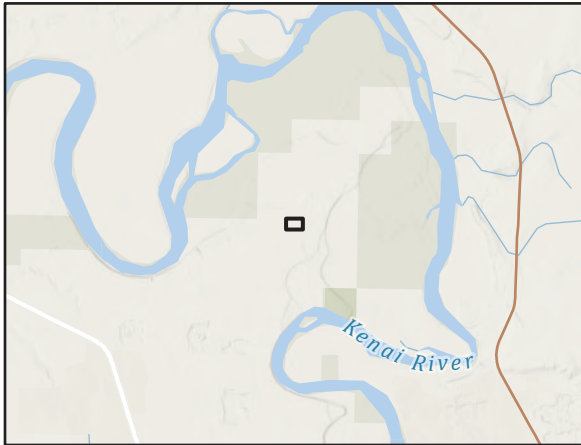
Special Features: Platted corner lot within the City of Kenai.

Disclosures: Lot is within the City of Kenai Suburban Residential (RS) Zoning District.

Access: Potential access may be by way of N. Tinker Lane and Auk Street to Deepwood Court. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: City of Kenai water and sewer service. Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



(pictometry oblique view or field photo)

MINIMUM BID: \$52,000

Acres: 1.35

Legal Description: LOT THREE (3), BLOCK ONE (1), WIDGEON WOODS PHASE TWO SUBDIVISION, ACCORDING TO PLAT NO. 2012-32, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 05503503)

Topography: Nearly level lot with a mixed stand of spruce and birch.

Special Features: Platted lot within 1-mile of the Kenai River.

Disclosures: Lot is within the Widgeon Woods Single-Family Residential (R-1) Local Option Zoning District.

Access: Potential access may be by way of Woods Drive to Bufflehead Loop. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



(pictometry oblique view or field photo)

MINIMUM BID: \$119,000

Acres: 9.12

Legal Description: TRACT A, OWL PERCH SUBDIVISION, ACCORDING TO PLAT NO. 2024-92, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 06301164)

Topography: Nearly level lot with moderate slopes on the eastern side and a mixed stand of spruce and birch.

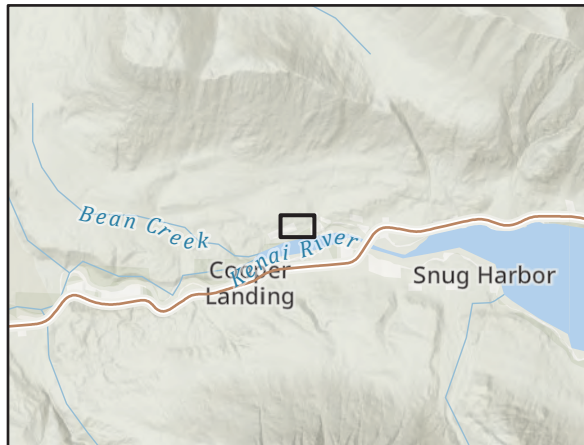
Special Features: Corner lot platted in 2024. Survey corners identified.

Disclosures: Lot may be subject to an overhead primary electric line easement, with no defined location, recorded in 1962.

Access: Potential access may be by way of Oomingnak Street to Watkins Avenue. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$180,000

Acres: 2.02

Legal Description: LOT THIRTEEN B (13B) OF U.S. SURVEY 3306, ALASKA, ACCORDING TO THE SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON JANUARY 24, 1955. (KPB PIN 11907106)

Topography: Sloping lot with varied terrain of slopes and benches and a mixed stand of spruce and birch.

Special Features: Potential mountain and river views with proper site preparation. In close proximity to recreational activities.

Disclosures: 10-foot wide Telecommunications Easement along the south property boundary. Existing driveway encroachment use by neighboring Lot 13A. Survey corners identified. Per the Alaska Office of History and Archaeology (OHA), the parcel is located within the Sqilantnu Archaeological District (SEW-00282).

Access: Potential access may be by way of the Sterling Highway to an existing driveway access off of Bean Creek Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: Not eligible.



MINIMUM BID: \$185,000

Acres: 2.44

Legal Description: LOT EIGHTEEN (18), BIRCH AND GROUSE RIDGE SUBDIVISION, ACCORDING TO PLAT NO. 2004-14, ON FILE IN THE SEWARD RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 11907155)

Topography: Sloping lot with varied terrain of slopes and benches and a mixed stand of spruce and birch.

Special Features: Potential mountain and river views with proper site preparation. In close proximity to recreational activities. Through lot with public right-of-ways on both the north and south sides of the lot.

Disclosures: Lot is within the Birch and Grouse Ridge Rural Residential (R-R) Local Option Zoning District.

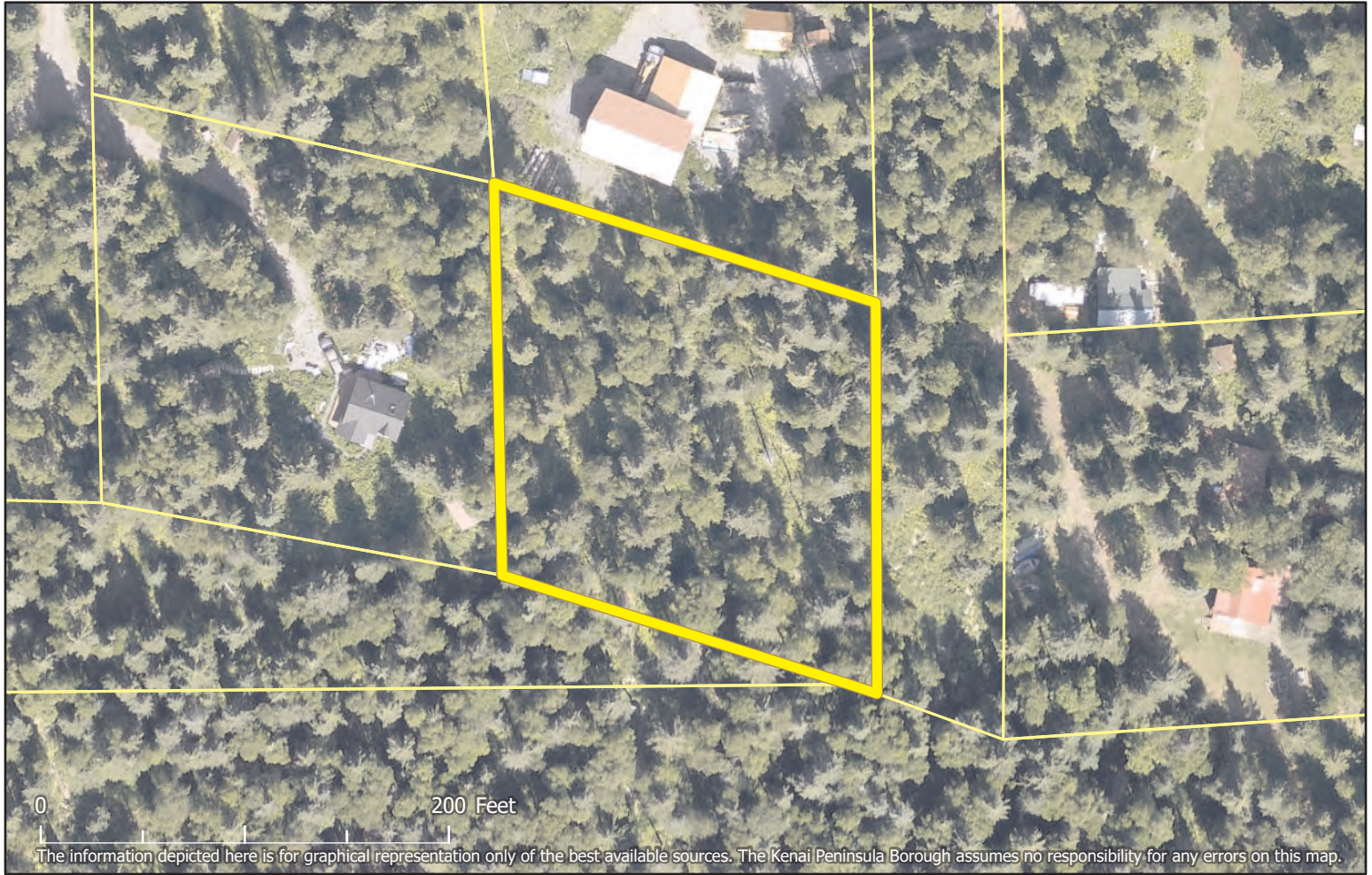
Access: Potential access may be by way of the Sterling Highway and Bean Creek Road to Slaughter Ridge Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)



MINIMUM BID: \$70,000

Acres: 0.81

Legal Description: LOT SEVEN (7) OF ALASKA STATE LAND SURVEY NO. 86-176, ACCORDING TO THE PLAT FILED IN THE SEWARD RECORDING DISTRICT ON APRIL 27, 1988, AS PLAT NO. 88-2, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 12516010)

Topography: Nearly level lot with a mixed stand of spruce and birch.

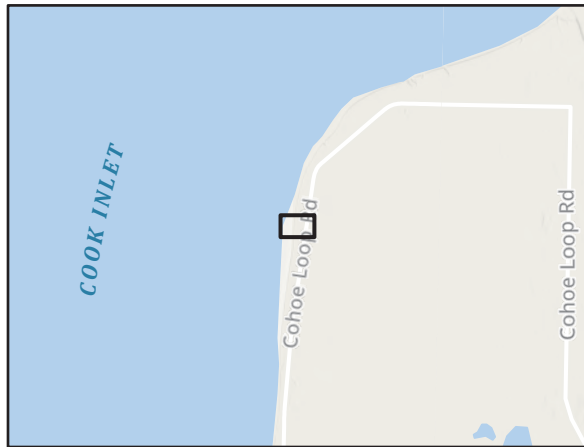
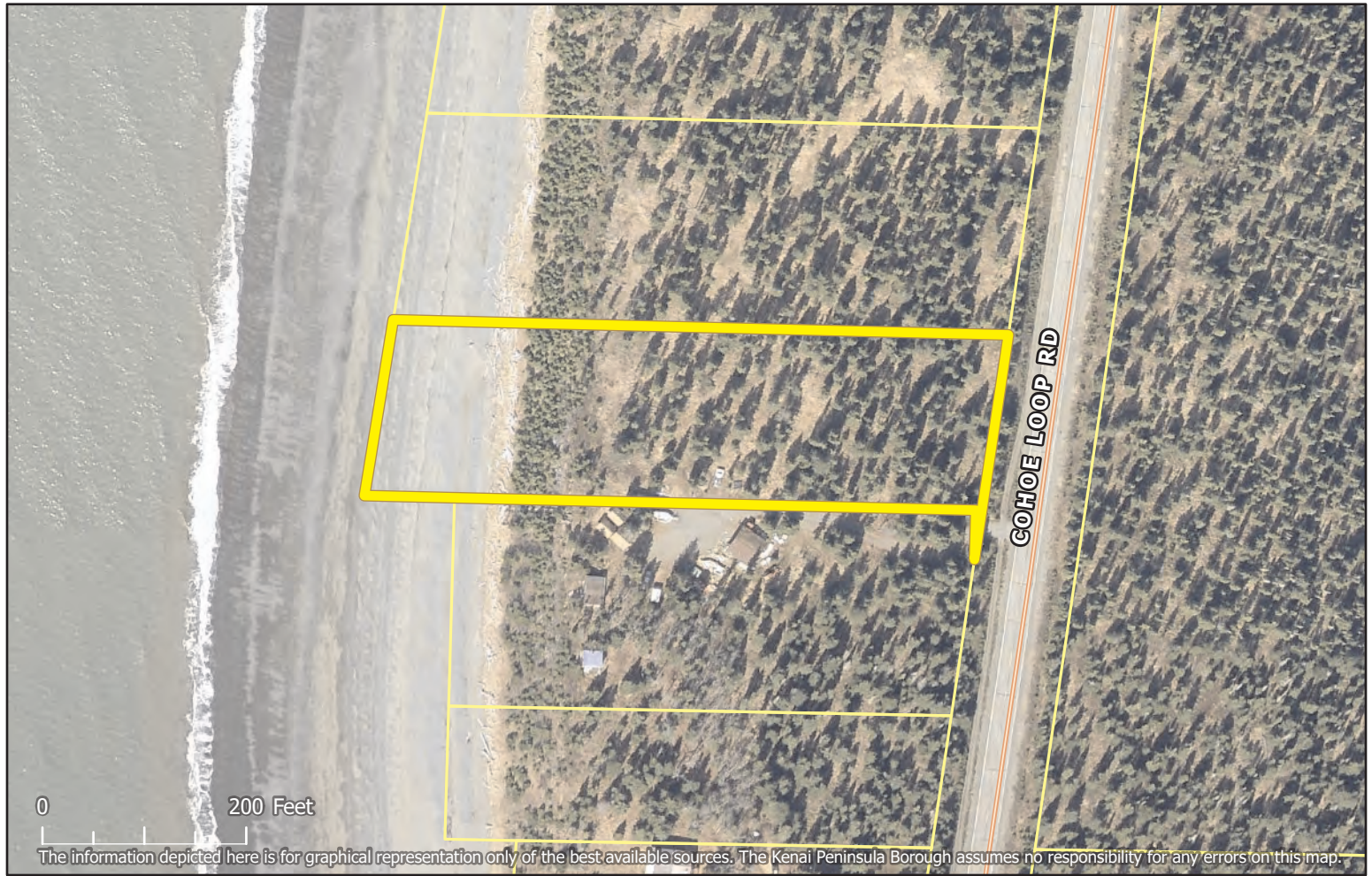
Special Features: Residential lot within close proximity to recreational activities and public land.

Disclosures: Lot is located within an unregulated, FEMA-designated Flood Zone C (also known as X) to identify areas with minimal flood hazard and situated outside of the 500-year flood level.

Access: Potential access may be by way of the Seward Highway and Mine Road to the undeveloped Pegasus Place. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$145,000

Acres: 2.41

Legal Description: LOT ONE (1), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301049)

Topography: Nearly level lot with an abrupt steep bluff edge on the western side and a mixed stand of spruce and birch.

Special Features: Platted bluff lot with waterfront views of the Cook Inlet.

Disclosures: A developed, shared driveway access onto the Sterling Highway was permitted in 2026. Lot is subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

Access: Potential access may be by way of the Sterling Highway to Cohoe Loop Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. At the time of sale, a shared driveway access easement will be reserved for the shared benefit of parcel 13301050 to the north.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

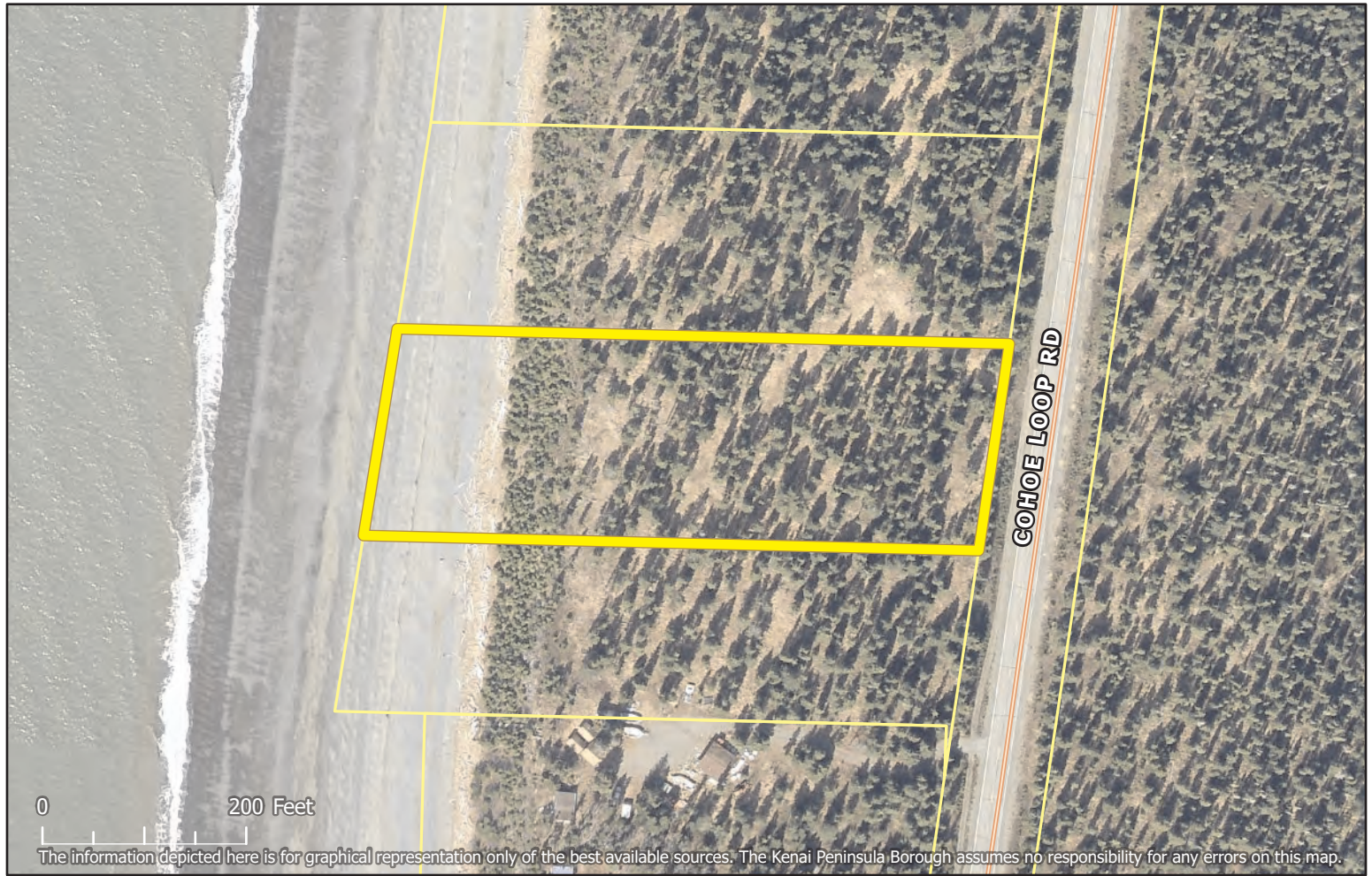
Land Affordability Program: Not eligible.



Parcel No. 13301050

KPB 2026 General Land Sale

Kasilof



MINIMUM BID: \$145,000

Acres: 2.81

Legal Description: LOT TWO (2), HUMPY POINT SUBDIVISION, ACCORDING TO PLAT NO. 2025-5, ON FILE IN THE KENAI RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 13301050)

Topography: Nearly level lot with an abrupt steep bluff edge on the western side and a mixed stand of spruce and birch.

Special Features: Platted bluff lot with waterfront views of the Cook Inlet.

Disclosures: A developed, shared driveway access onto the Sterling Highway was permitted in 2026. Lot is subject to Alaska State Statute 38.05.127, Access to Navigable or Public Waters.

Access: Potential access may be by way of the Sterling Highway to Cohoe Loop Road. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale. At the time of sale, a shared driveway access easement will be reserved for the shared benefit of parcel 13301049 to the south.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



MINIMUM BID: \$30,000

Acres: 0.51

Legal Description: LOT TWO (2), COMMON GROUND SUBDIVISION, ACCORDING TO PLAT NO. 2024-15, ON FILE IN THE HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16905102)

Topography: Nearly level lot with a mixed stand of spruce and birch.

Special Features: Platted lot in close proximity to Chapman School in Anchor Point.

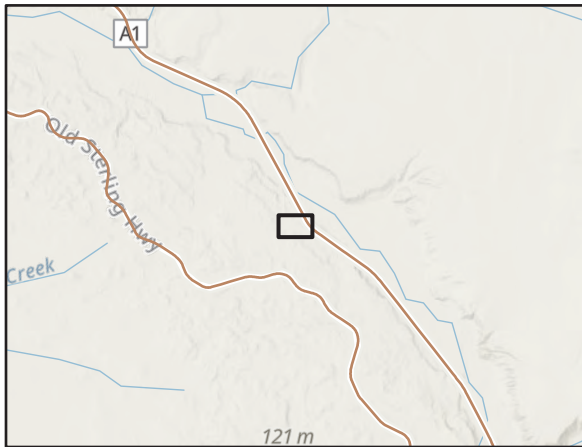
Disclosures: Per the subdivision plat, the lot can be connected to the Anchor Point Safe Water utility company system.

Access: Potential access may be by way of the Sterling Highway to School Avenue and Birch Street. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric and natural gas utilities are available in the area.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.





MINIMUM BID: \$44,000

Acres: 13.64

Legal Description: THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ AND THAT PORTION OF THE W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ LYING SOUTH OF THE STERLING HIGHWAY, SECTION 13, TOWNSHIP 5 SOUTH, RANGE 15 WEST, SEWARD MERIDIAN, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 16913228)

Topography: Varied, from level to rolling terrain with a mixed stand of spruce and birch.

Special Features: Direct access off of the Sterling Highway, between State lands to the north and south.

Disclosures: In 2020, KPB recorded a 50-foot wide Public Access Easement across the parcel, and along the existing gravel road, for the benefit of the public and to provide access to adjacent State land and privately owned land to the North. As a result, the continued existence of the gate restricting public access is contrary to the terms of the easement and the gate is no longer authorized. Approx. 2 acres, located in the southeast corner, are classified as "Kettle" wetlands. An undeveloped 50-foot-wide section-line easement runs along the southern boundary.

Access: Potential access may be by way of the Sterling Highway. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area, but not on site and not available without development expenditures.

Land Affordability Program: This parcel is eligible for participation in the KPB Land Affordability Program (LAP) pursuant to Ordinance 2025-09.



MINIMUM BID: \$125,000

Acres: 2.5

Legal Description: GOVERNMENT LOT THIRTEEN (13), SECTION 14, TOWNSHIP 6 SOUTH, RANGE 13 WEST, SEWARD MERIDIAN, ALASKA, ACCORDING TO THE SUPPLEMENTAL SURVEY PLAT ACCEPTED BY THE UNITED STATES DEPARTMENT OF THE INTERIOR, BUREAU OF LAND MANAGEMENT IN WASHINGTON, D.C. ON MAY 26, 1952. (KPB PIN 17908012)

Topography: Nearly level lot containing areas of wetland and standing / surface water and low-lying shrubs and grasses in addition to birch, spruce, alder, and willow trees

Special Features: In close proximity to the Homer Boat Yard and Kachemak Bay. City of Homer East End Mixed Use Zoning District.

Disclosures: City of Homer zoning regulations apply. Per City of Homer Wetland Mapping, primarily "High Rank" wetlands; per KPB Wetlands Mapper, KWF Wetland Assessment identifies the property as Discharge Slope Wetlands.

Access: Potential access may be by way of East End Road, Ternview Place, Kilokak Avenue, followed by the use of platted, undeveloped Aksel Street and previously reserved access easements.

Utilities: Electric and natural gas utilities are available in the area, but not on site and not available without development expenditures.

Land Affordability Program: Not eligible.



Parcel No. 19209106
& 19209108

KPB 2026 General Land Sale

City of Seldovia



MINIMUM BID: \$75,000

Acres: 0.28

Legal Description: LOT 2-C, BLOCK 39, EAST ADDITION SELDOVIA TOWNSITE ALASKA, ACCORDING TO PLAT NO. 66-28, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209106) AND LOT T35, ALASKA TIDELANDS SURVEY NO. 219, TIDELAND ADDITION TO SELDOVIA ALASKA, ACCORDING TO PLAT NO. 64-13, ON FILE IN THE SELDOVIA RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19209108)

Topography: Nearly level lot with a mixed stand of spruce and birch, and an adjacent tidelands area of 944 square feet.

Special Features: Platted corner lot within the City of Seldovia with waterfront views of Kachemak Bay.

Disclosures: City of Seldovia zoning regulations apply. Lot 2-C is partially located within a FEMA-designated Flood Zone A (1% annual chance). Subject to an easement to provide pedestrian and one-lane vehicular ingress to and egress from adjacent Lot 2B. Lots were conveyed to KPB by Clerks Deed in 2013 as the result of a Tax Foreclosure action. KPB has no historical knowledge of the property or its prior use. Conveyance deed will expressly reserve mineral rights to KPB.

Access: Potential access may be by way of ferry, boat, or airplane to Seldovia, and then Augustine North Avenue to D Street. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: Electric utility is available in the area.

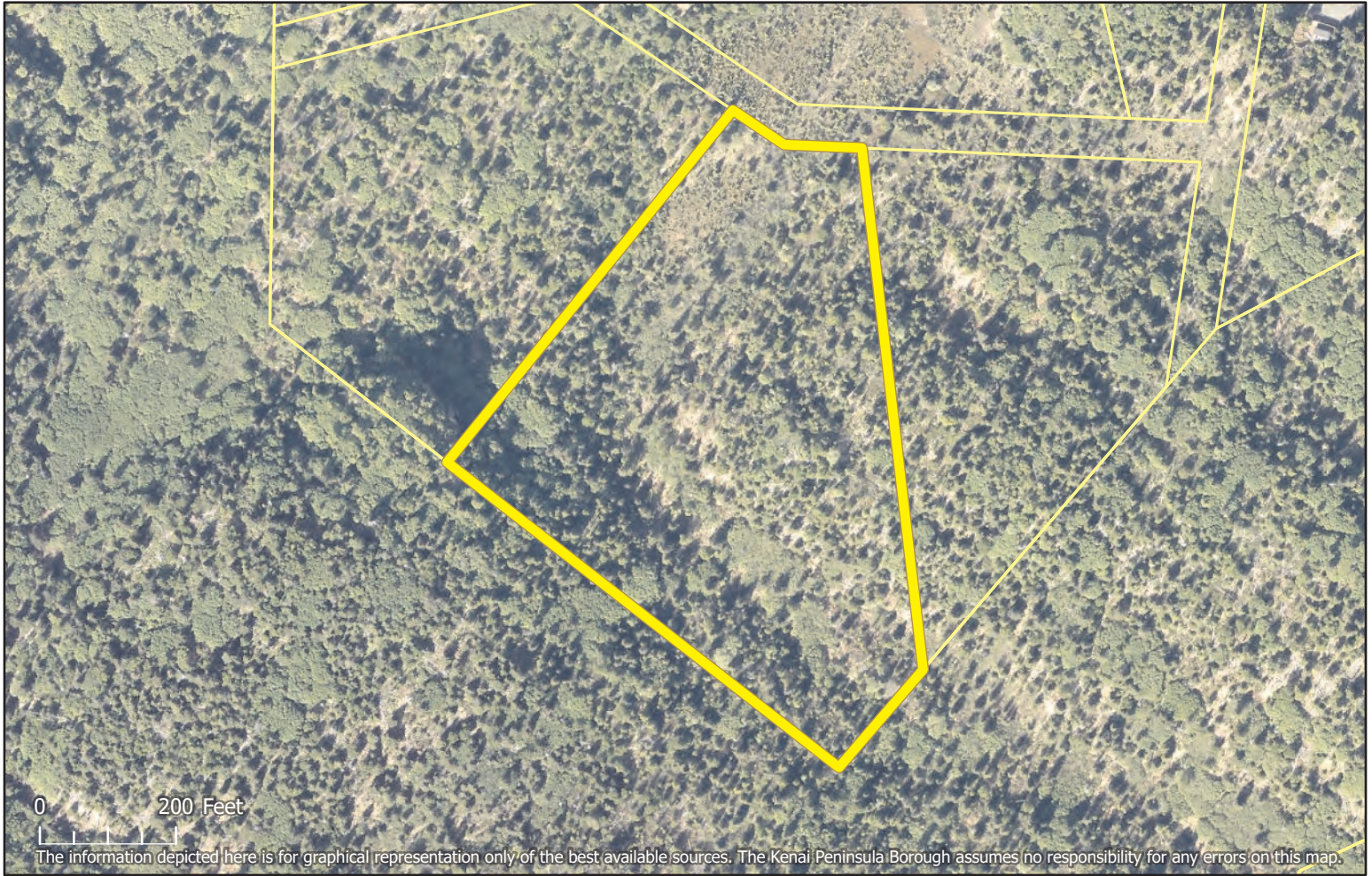
Land Affordability Program: Not eligible.



Parcel No. 19326114

KPB 2026 General Land Sale

Bear Cove (Kachemak Bay)



MINIMUM BID: \$35,000

Acres: 8.77

Legal Description: LOT TWO (2), BLOCK SIX (6), MARINERS WALK SUBDIVISION CORRECTED PLAT, ACCORDING TO PLAT NO. 86-75, HOMER RECORDING DISTRICT, THIRD JUDICIAL DISTRICT, STATE OF ALASKA. (KPB PIN 19326114)

Topography: Varied, undulating slopes with a mixed stand of spruce and birch.

Special Features: Platted lot located in the Kachemak Bay / Bear Cove area northeast of Homer, Alaska.

Disclosures: Remote lot platted in 1986. It is the responsibility of all interested buyers to conduct their own due diligence to confirm the property will satisfy their future needs.

Access: Potential access may be by way of boat or float plane to Bear Cove and undeveloped platted trails. It is the responsibility of the buyer to identify and confirm desired access to subject parcel prior to the sale.

Utilities: No utilities are available in the area.

Land Affordability Program: Not eligible.



(pictometry oblique view or field photo)